

**11 Berwick Close NW**  
**Calgary, Alberta**

**MLS # A2273062**



**\$539,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Interior Lot, Landscaped, Lawn, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Wet Bar		

**Inclusions:** Seller is willing to include all furniture currently in the home as part of the sale.

Excellent opportunity for an investor or first-time home buyer! This is a great potential income-producing property with revenue opportunities. It features a large oversized double detached garage with a 10 ft door, plus additional parking. The upper level offers 2 bedrooms, a full bath, a bright living room with a brick-faced fireplace, dining area, and a nice open-concept kitchen that leads to a massive covered sunroom, perfect for summer enjoyment and a deck to relax on. A large west-facing deck is accessible from the dining nook, offering even more outdoor living space. The fully developed lower level includes and&nbsp;Family room, 1 bedroom, a full bath, a laundry area, and a separate entrance, offering excellent potential to be suited. This space could potentially be rented for \$1,500&ndash;\$1,600 per month, creating an additional stream of rental income. With a total of 3 bedrooms, 2 Bathrooms, 2 fireplaces, and an oversized garage on a huge lot, this bi-level home checks all the boxes for value, space, and potential. The yard is fully fenced and landscaped, complete with beautiful&nbsp;trees. Located on a quiet street close to fantastic transportation options, bus routes, bike pathways, and major grocery stores, including Safeway, T&T Supermarket, and Superstore. Quick access to parks and only minutes from downtown, offering both convenience and lifestyle. This home has been very well cared for and is ready for you to move in and enjoy. Opportunities like this don&rsquo;t last long. Act fast to secure this exceptional investment!